

## **MINUTES**

March 6, 2018

Chairman Smith called the City Plan Commission Meeting to order at 7 p.m. in the City Council Chamber.

The following Commission members were in attendance:

Michael Smith, Chairman  
Ken Mason, P.E.  
Gene Nadeau  
Lynne Harrington  
Fred Vincent  
Kimberly Bittner  
Kathleen Lanphear

Also present were:

Jason M. Pezzullo, AICP, Planning Director  
Stephen Marsella, Esq., Assistant City Solicitor  
J. Resnick, Clerk

### **APPROVAL OF MINUTES**

Upon motion made by Mr. Vincent and seconded by Ms. Lanphear, the Commission unanimously voted (7/0) to approve the February 6, 2018, minutes; deleting paragraph 3 on page 5.

### **CAPITAL BUDGET AND IMPROVEMENT PROGRAM**

School Department Plant Operations Manager, Ed Collins, presented his budget requests. Mr. Vincent asked if any of the elementary schools scheduled for fire code improvements were being considered for closure. Mr. Collins responded, stating that he could not comment on possible school closings. Mr. Collins stated that fire code upgrades for Park View Middle School were misrepresented in the draft budget; fire code upgrades will begin in the Fall of 2018.

Public Works Director, Ken Mason, stated that he is seeking funds to replace several trucks; stating that some vehicles being replaced are from 1995 and 2002. Four million dollars is sought for paving (the same amount as last year). Mr. Nadeau asked if any improvements at Chapel View are planned. Mr. Mason replied, stating that two traffic lights have been linked on Sockanossett Crossroad. Mr. Vincent asked if the Hamilton Building staff would be relocated. Mr. Mason responded, stating that the City has use of the building until September, 2020. He stated that the amount shown in the budget is a "placeholder". He stated that bonding would be needed to accomplish this.

Fire Department Chief, William McKenna, explained his requests: \$550,000 to replace an engine, one additional bay at Station #1, \$550,000 to replace an engine and \$1,200,000 to replace a ladder truck in FY 19-20. He stated that the department is now replacing vehicles at a slower pace. Older vehicles are kept as "reserve" vehicles. The Chief explained that most trucks are custom and can take 18 months to two years to receive.

Parks and Recreation Director, Anthony Liberatore, reviewed the two dog parks that will be installed; one of which (Beachmont Avenue) will be accomplished with the cooperation of a local church group who will do "the fence work" labor in exchange for the City "in kind services" of removing asphalt. He mentioned that each year it costs the City twenty thousand dollars to prepare the Budlong Pool for the season. This year he is seeking \$197,000 to paint the cement pool and install a liner. Regarding the request to install new synthetic turf at the CHSW Football Field, he noted that three million dollars in revenue has been "brought in" by the synthetic turf at the Cranston Stadium. He noted that the synthetic turf lasts about ten years. He further stated that a two million dollar bond proposal has been discussed with the finance director regarding this project.

The Library Department has no requests for this fiscal year.

Upon motion made by Mr. Vincent and seconded by Ms. Harrington, the Commission unanimously voted (7/0) to support the consideration of an upcoming two million dollar bond referendum for the Recreation Department and accept the Capital Budget and Improvement Program as presented by staff.

### **ZONING BOARD OF REVIEW RECOMMENDATIONS**

**JOSEPHINE ALIFERAKIS AND KAREN DRAGER (OWN/APP)** have filed an application to create a new lot to construct new single family dwelling, and convert an existing single family residence to a legal non-conforming two family dwelling with restricted side yard setback at **15 Bank Street** A/P 11, Lots 2300, 2301, 2302, 2303; 14,958 s.f. area, zoned A6. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity. This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) "*Standards for Variance*" which reads as follows: "*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*"

#### Findings of fact:

1. The proposed minor subdivision has a preliminary approval from the Plan Commission granted 12/5/17, with the condition that Zoning relief is granted by the Zoning Board of Review.
2. The proposed lots have frontage on Bank Street and Robson Street. Bank Street is an improved public street, while Robson is unimproved.
3. The 4 existing record lots contain one two-family residence.
4. The surrounding neighborhood is a mixture of single and two-family homes.
5. The subdivision creates two new conforming lots on Bank Street. Both new parcels conform to the A-6 regulations for area and frontage.
6. The proposal is to leave the pre-existing two-family dwelling with 8,678 square feet of land, and create a conforming 6,280 sq. ft. lot.
7. The resulting density is 8.7 units per acre, which is not consistent with the Comprehensive Plan Future Land Use Map, that calls for density in this area of 7.26 to 3.64 units per acre.

Recommendation: Upon motion made by Mr. Nadeau and seconded by Mr. Vincent, the Plan Commission unanimously voted (7/0) to forward a positive recommendation to the Zoning Board of Review as this variance request is consistent with Preliminary Plan approval granted by the Commission on 12/5/17.

**275 ATWOOD LLC(OWN) AND 275 ATWOOD LLC C/O MOSES AFONSO RYAN LTD (APP)** Have filed an application to allow additional wall and a freestanding signage to be installed on the property currently under development at 275 Atwood Avenue A/P 12 lot 2700, 92,603 s.f. area zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (P) Table 17.72.010 (5) Signs.

Upon motion made by Mr. Mason and seconded by Ms. Bittner, the Plan Commission unanimously voted (7/0) to continue this matter to the April 3, 2018, Plan Commission Meeting at the applicant's request.

## **ORDINANCE RECOMMENDATIONS**

**Ordinance 10-17-03** – *Amending the Comprehensive Plan of 2010 (Cumberland Farms - Intersection Park and Warwick Avenue)* Public comments closed – Continued from the 2/6/18 regular meeting

Upon motion made by Mr. Vincent and seconded by Ms. Bittner, the Plan Commission unanimously voted (7/0) to approve the continuance of the above referenced matter to the April 3, 2018, Plan Commission Meeting; as requested by the applicant so that the application may be considered by the full attendance of the Commission.

**Ordinance 10-17-04** – *In Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled 'Zoning' (Change of Zone – Warwick Avenue and Park Avenue Intersection)* Public comments closed – Continued from the 2/6/18 regular meeting

Upon motion made by Ms. Bittner and seconded by Mr. Nadeau, the Plan Commission unanimously voted (7/0) to approve the continuance of the above referenced matter to the April 3, 2018, Plan Commission Meeting; as requested by the applicant so that the application may be considered by the full attendance of the Commission.

**Ordinance 1-18-02** - *In amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone - 350 Park Avenue A-6 to C-3) Former Blockbuster store* Continued from 2/6/18 regular meeting

Upon motion made by Mr. Vincent and seconded by Ms. Bittner, the Plan Commission unanimously voted (7/0) to approve the continuance of the above referenced matter to the April 3, 2018, Plan Commission Meeting; as requested by the applicant to allow time for both the Edgewood Preservation Society and the applicant to procure expert witnesses.

## **2018 SCHEDULE OF MEETINGS**

Upon motion made by Mr. Vincent and seconded by Ms. Lanphear, the Commission unanimously voted (7/0) to move the September Plan Commission Meeting to the second Tuesday of the month to September 11, 2018.

## **ELECTION OF CITY PLAN COMMISSION OFFICERS**

President – Mr. Vincent nominated Mr. Smith as president; seconded by Ms. Bittner, and all were in favor. (7/0)

Vice President – Mr. Smith nominated Mr. Vincent as vice-president, seconded by Ms. Bittner, and all were in favor, with Mr. Vincent abstaining. (6/0)

## **PLANNING DIRECTORS REPORT**

Mr. Pezzullo informed the Commission that testing for the Senior Planner position took place that day, with eight people having taken the test and three having passed. Interviews will be scheduled for next week. At this time the thought is that the Principal Planner position applicants may take the same test in addition to an oral test.

**ADJOURNMENT/ NEXT REGULAR MEETING** April 3, 2018 – City Council Chamber, 7 pm

Upon motion made by Mr. Nadeau and seconded by Ms. Harrington, the Commission unanimously voted to adjourn at 8:20 pm.

Respectfully submitted,

Jason M. Pezzullo, MCP, MPA, AICP  
Planning Director / Administrative Officer